



Permitting and Inspections Department  
Michael A. Russell, MS, Director

January 9, 2018

RICE GEOFFREY I  
657 CONGRESS ST 1 ST FLOOR  
PORTLAND, ME 04101

**CBL: 045 A002001**  
**Located at: 656 CONGRESS ST**

**Certified Mail 7017 2680 0000 5498 1143**

Dear RICE GEOFFREY I,

An evaluation of the above-referenced property on **01/09/2018** shows that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **02/08/2018** at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

/s/

A handwritten signature in black ink, appearing to read "Jason Duval", written over a large, stylized, looped signature line.

Jason Duval  
Code Enforcement Officer

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> RICE GEOFFREY I		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 1/9/2018
<b>Location</b> 656 CONGRESS ST	<b>CBL</b> 045 A002001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

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<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 6-114.

**Violation:** MINIMUM HEATING STANDARDS.; No person shall occupy as owner-occupant or shall allow another to occupy, except when used solely for seasonal occupancy between March first and October thirty-first, any dwelling, dwelling unit, rooming house or rooming unit which does not comply with the minimum standards found in subsections 1 thru 3.

**Notes:** Unit 6 does not meet minimum heating standard. Immediately address the heating issue for the unit.

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2) 6-108.(b)

**Violation:** INTERIOR FLOORS, WALLS, CEILINGS AND DOORS; EVERY FLOOR, WALL, CEILING, AND DOOR SHALL BE IN A STRUCTURALLY SOUND CONDITION AND IN GOOD REPAIR AND SHALL BE SUBSTANTIALLY VERMIN PROOF.

**Notes:** Repair the holes in the bathroom of unit 6.

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**Comments:** Field Inspection 1/9/18 10:00AM- Unit 6 does not heat up to minimum standard of 68 degrees. Used heat gun and apartment was in the 50s degree range. Holes in bathroom (ceiling and by toilet).